

This instrument prepared by:
John N. Randolph, Attorney
Strote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Caritas of Birmingham
100 Our Lady Queen of Peace Dr.
Sterrett, Al. 35147

WARRANTY DEED

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, Terry L. Colafrancesco, married (herein referred to as grantor) do grant, bargain, sell and convey unto Caritas of Birmingham (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the southwest corner of the SW 1/4 of the NE 1/4 of Section 31, Township 18 South, Range 1 East, Shelby County, Alabama and run thence easterly along the south line of said quarter-quarter section 145.96 feet to a point; Thence turn 90 deg. 00 min. 00 sec. left and run northerly 721.55 feet to the point of beginning of the property being described; Thence turn 36 deg. 16 min. 23 sec. right and run northeasterly 833.80 feet to a point; Thence turn 90 deg. 00 min. 00 sec. right and run southeasterly 275.0 feet to a point; Thence turn 90 deg. 00 min. 00 sec. right and run southwesterly 833.80 feet to a point; Thence turn 90 deg. 00 min. 00 sec. right and run northwesterly 275.00 feet to the point of beginning.

Together with a twenty foot (20.00') wide easement along an existing paved driveway from the northwesterly right of way line of Shelby County Highway No. 43 to the southeasterly line of subject property for ingress and egress, the centerline of which is described as follows:

Commence at the southwest corner of the SW 1/4 of the NE 1/4 of Section 31, Township 18 South, Range 1 East, Shelby County, Alabama and run thence easterly along the south line of said quarter-quarter section 145.96 feet to a point; Thence turn 90 deg. 00 min. 00 sec. left and run northerly 721.55 feet to a point; Thence turn 126 deg. 16 min. 23 sec. right and run southeasterly 275.00 feet to a point; Thence turn 90 deg. 00 min. 00 sec. left and run northeasterly 200.12 feet to a point in the centerline of an existing asphalt driveway and the point of beginning, on the centerline, of a twenty foot wide access easement, the centerline of which is herewith described; Thence turn 90 deg. 05 min. 11 sec. right and run 74.12 feet to a point; Thence turn 47 deg. 12 min. 16 sec. right and run 36.55 feet to a point; Thence turn 43 deg. 16 min. 14 sec. right and run 178.87 feet to a point; Thence turn 31 deg. 15 min. 40 sec. left and run 27.71 feet to a point; Thence turn 38 deg. 42 min. 12 sec. left and run 28.92 feet to a point; Thence turn 33 deg. 06 min. 19 sec. left and run 121.15 feet to a point; Thence turn 9 deg. 17 min. 10 sec. right and run 26.16 feet to the intersection of said centerline and the northwesterly right of way line of Shelby County Highway No. 43 and the end of easement. This easement shall continue for so long as Terry L. Colafrancesco shall be employed by Caritas of Birmingham; upon the termination of such employment, this easement shall cease and terminate. All being situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
 2. Right(s)-of-Way(s) granted to Shelby County by Instrument(s) recorded in Deed 228 page 327 in Probate Office.
 3. Rights of others to use of easement for ingress and egress.
- This property is not the homestead of the grantor, nor his/her spouse.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of December, 1992.

 (Seal)
Terry L. Colafrancesco

Inst # 1993-00005

01/04/1993-00005
08:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD* 251.00

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry L. Colafrancesco, married whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 1992.


Notary Public
Affix Seal

Inst # 1993-00005

01/04/1993-00005
08:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 251.00